

LAND USE & TRANSPORTATION COMMITTEE

FINDINGS OF FACT

City Council Bill No. 26-0176

MOTION OF THE CHAIR OF THE COMMITTEE LAND USE & TRANSPORTATION, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 812 N Carey Street

1. the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**
 - a. The building is adequate to serve the requested use. The site contains approximately 1,338 square feet of lot area, which meets the requirement for two dwelling units.
2. the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;
 - a. The use is permitted by the R-8 district and would not conflict with any Urban Renewal Plan
3. the authorization **would not** be contrary to the public interest **for the following reasons:**
 - a. Use of this property as a multifamily dwelling is in the public interest because it will provide additional housing options in the community and return a vacant property to productive use.
4. the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**
 - a. Use of this property as a multifamily dwelling will not create in the community with a negative impact on public health, safety, or welfare.

After consideration of the following, **where applicable (fill out all that are relevant):**

1. the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
 - a. The building is adequate to serve the requested use. The site contains approximately 1,338 square feet of lot area, which meets the requirement for two dwelling units.
2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;
 - a. The height will allow for a three-story rowhouse to be built on these lots. It will have no impact on traffic patterns or off-street parking and loading.
3. the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

- a. The surrounding area is residential in nature, and the multi-family dwelling is not anticipated to impact development. The project will return a vacant to productive use.
4. The proximity of dwellings, churches, schools, public structures, and other places of public gathering;
 - a. There is reasonable proximity of other dwellings and places of public gathering.
5. accessibility of the premises for emergency vehicles;
 - a. There is adequate accessibility for emergency vehicles,
6. accessibility of light and air to the premises and to the property in the vicinity;
 - a. There is adequate accessibility of light and air to the premises.
7. the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
 - a. There are adequate utilities, roads, drainage, and other necessary facilities.
8. the preservation of cultural and historic landmarks and structures;
 - a. The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.
9. the character of the neighborhood;
- This property is located in the Pigtown neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes.
10. the provisions of the City's Comprehensive Master Plan;
 - a. The conditional use does not conflict with the provisions of the City's Comprehensive Master Plan. The Comprehensive Master Plan articulates an interest in restoring vacant properties. This conditional use will assist in the restoration of a vacant property in Pigtown.
11. the provisions of any applicable Urban Renewal Plan;
 - a. The proposed use is not prevented or limited by the Harlem Park II Urban Renewal Plan the property is located in the URP area.
12. all applicable standards and requirements of this Code;
 - a. The proposed use meets all applicable standards and requirements of the Zoning Code
13. the intent and purpose of this Code; and
 - a. The proposed use is consistent with the intent and purpose of the Zoning Code.
14. any other matters considered to be in the interest of the general welfare.
 - a. The proposed use is consistent with any other matters considered to be in the interest of the general welfare

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated May 19, 2026, including the Department of Planning Staff Report, dated May 14, 2026.

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Desiree Lucky, Law Department
- Eric Tiso, Planning Commission
- Isaiah Griffin, Mayor's Office of Government Relations
- Stephanie Murdock, Department of Housing and Community Development
- Alkio Veobia, Baltimore City Fire Dept

Written:

- Department of Transportation, Agency Report –May 29, 2026
- Board of Municipal and Zoning Appeals, Agency Report – May 4, 2026
- Law Department, Agency Report – June 30, 2026
- Department of Housing & Community Development, Agency Report – June 25, 2026
- Fire Department, Agency Report – June 24, 2026

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey – Chair

Phylicia Porter

Paris Gray

Sharon Green Middleton